

+/- 9,000 SF WAREHOUSE/OFFICE SPACE FOR LEASE

721 N 2ND ST

Rogers, AR 72756



PROPERTY DESCRIPTION

Prime +/- 9,000 SF warehouse/office space available near Downtown Rogers! This high-visibility property on busy 2nd St offers excellent exposure with an impressive traffic count of approx. 15,000 VPD. The building features two loading docks, one with an 8' tall door and the other with a spacious 10'x10' door. Inside, enjoy tall ceilings with a maximum height of 21.5 feet at the center and 12 feet along the sides, perfect for flexible storage and workspace needs. The layout includes two offices and a private restroom, all set on a sprawling +/- 1.8 acre lot, providing ample space and accessibility.

PROPERTY HIGHLIGHTS

- +/- 9,000 SF of Warehouse/Flex Space
- Two Loading Docks for easy Shipping and Receiving
- Center Ceiling Height of 21.5', Ideal for Warehouse Operations
- Two Spacious and Functional Offices
- Excellent Visibility with 15,000 VPD

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (MG)
Available SF:	8,880 SF
Lot Size:	1.8 Acres
Building Size:	8,880 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	423	1,743	4,130
Total Population	1,127	4,322	10,559
Average HH Income	\$68,348	\$61,183	\$59,882

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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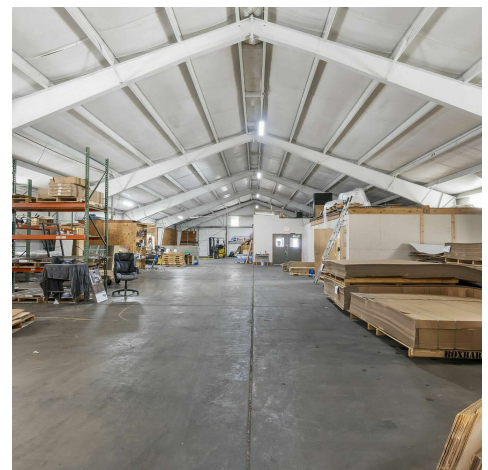
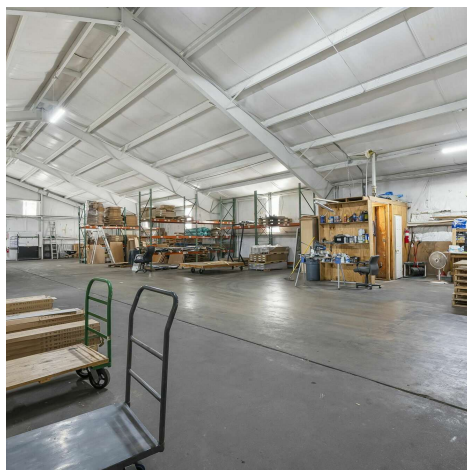
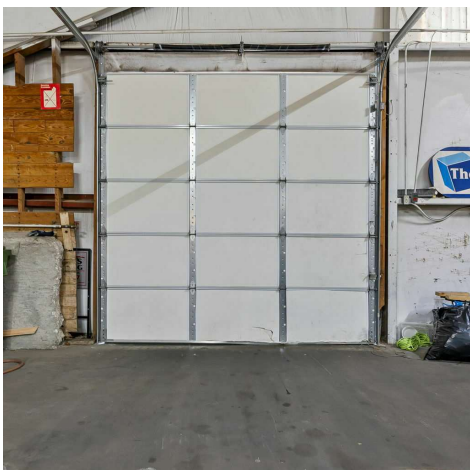
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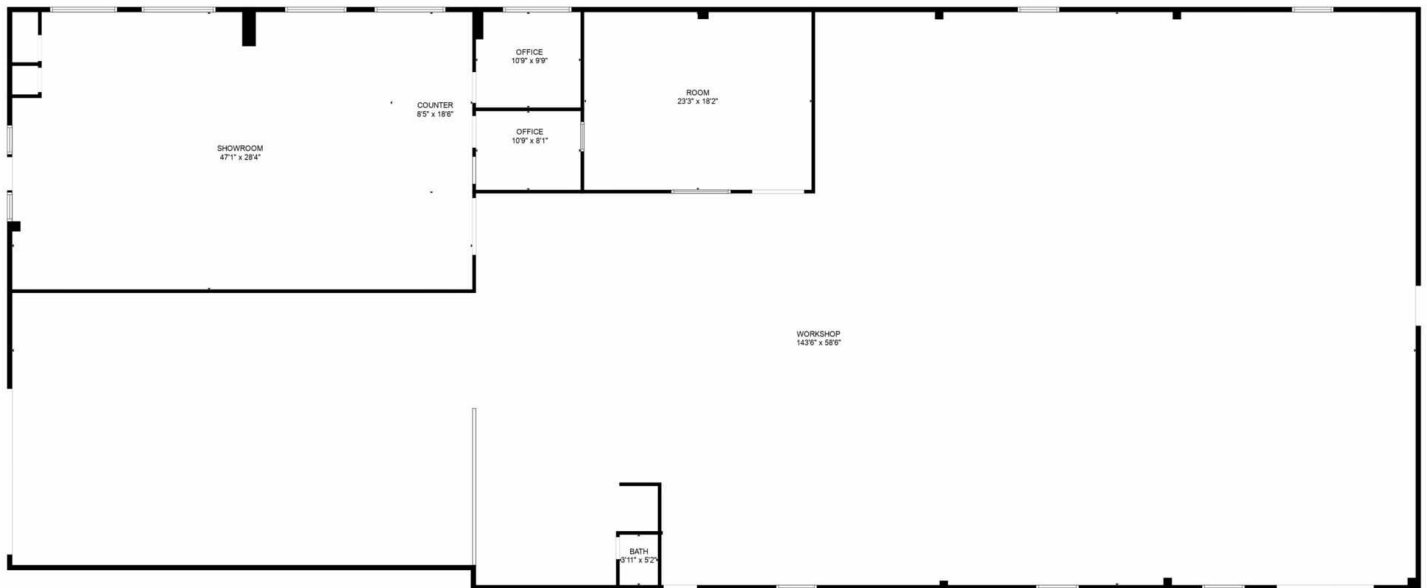
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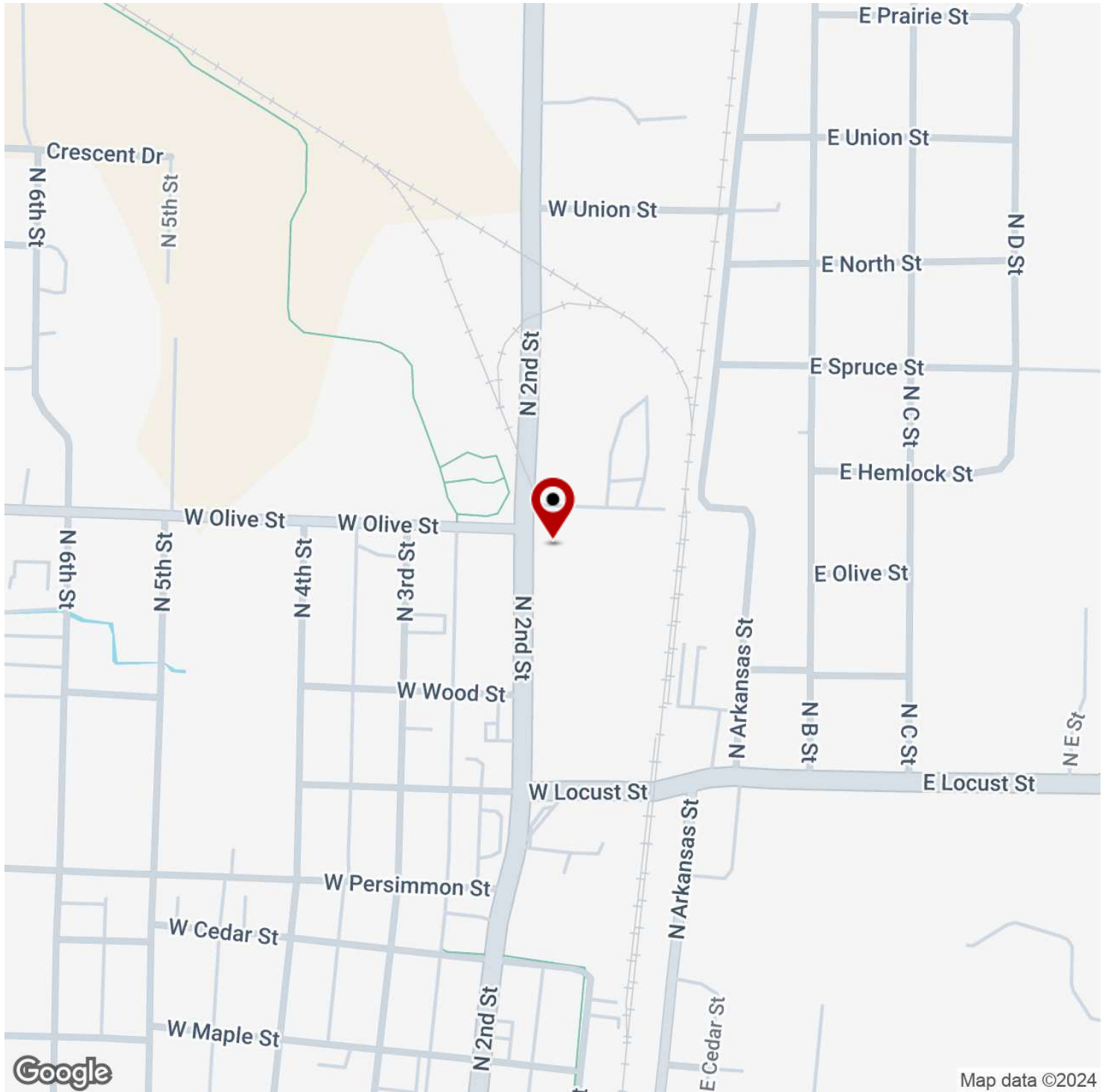
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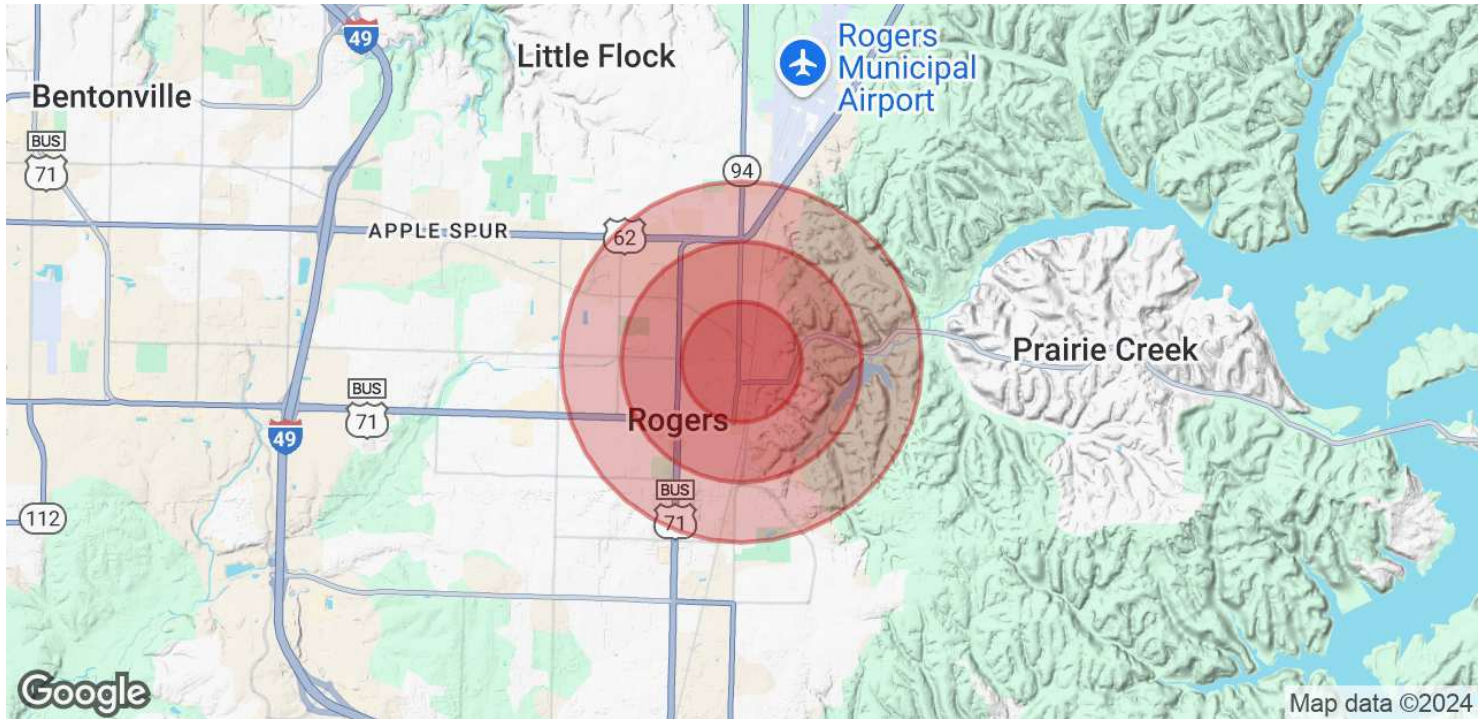
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,127	4,322	10,559
Average Age	28.1	30.9	31.4
Average Age (Male)	30.3	32.1	31.5
Average Age (Female)	27.1	33.0	33.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	423	1,743	4,130
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$68,348	\$61,183	\$59,882
Average House Value	\$150,971	\$135,040	\$127,931

2020 American Community Survey (ACS)

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